

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JULY 12, 2012**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12<sup>th</sup> day of July 2012. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:  
**ROLL CALL**

**MEMBERS PRESENT**

Dave Boeck  
Jim Gasaway  
Cynthia Gordon  
Tom Knotts  
Andy Sherrer

**MEMBERS ABSENT**

Diana Hartley  
Curtis McCarty  
Roberta Pailes  
Chris Lewis

A quorum was present.

**STAFF MEMBERS PRESENT**

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Ken Danner, Subdivision Development  
Manager  
Roné Tromble, Recording Secretary  
Kathryn Walker, Asst. City Attorney  
Larry Knapp, GIS Analyst  
Terry Floyd, Development Coordinator  
Scott Sturtz, City Engineer

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Item No. 2, being:

**CONSENT DOCKET**

Chairman Sherrer announced that the Consent Docket is designed to allow the Planning Commission to approve a number of items by one motion and vote. The Consent Docket consisted of the following items:

Item No. 3, being:

**APPROVAL OF THE JUNE 14, 2012 REGULAR SESSION MINUTES**

Item No. 4, being:

**FP-1213-1 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY UNIVERSITY TOWN CENTER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR UNIVERSITY NORTH PARK SECTION IX, A PLANNED UNIT DEVELOPMENT, A REPLAT OF LOT 3, BLOCK 2, AND A PORTION OF PARKLAND OF A REPLAT OF LOT 1, BLOCK 2, UNIVERSITY NORTH PARK SECTION 1 AND A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF A REPLAT OF UNIVERSITY NORTH PARK SECTION IV, GENERALLY LOCATED ON THE WEST SIDE OF 24<sup>TH</sup> AVENUE N.W. AT MOUNT WILLIAMS DRIVE.**

Item No. 5, being:

**FP-1213-2 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY EAGLECLIFF LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR EAGLE CLIFF SOUTH ADDITION SECTION 4, GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND ONE-QUARTER MILE WEST OF 12<sup>TH</sup> AVENUE S.E.**

Item No. 6, being:

**FP-1213-3 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE EAST OF 48<sup>TH</sup> AVENUE N.W. ON THE NORTH SIDE OF INDIAN HILLS ROAD.**

Item No. 7, being:

**FP-1213-4 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION SECTION 2, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE NORTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF 48<sup>TH</sup> AVENUE N.W.**

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Chairman Sherrer asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked whether any member of the audience wished to remove any item. There being none, he asked for discussion by the Commission.

*Jim Gasaway moved to place approval of Item Nos. 3 through 7 on the Consent Docket and approve by one unanimous vote. Dave Boeck seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Dave Boeck, Jim Gasaway, Cynthia Gordon, Tom Knotts,  
Andy Sherrer

NAYES

None

ABSENT

Diana Hartley, Curtis McCarty, Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 through 7 on the Consent Docket and approve by one unanimous vote, passed by a vote of 5-0.

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Item No. 3, being:

**APPROVAL OF THE JUNE 14, 2012 REGULAR SESSION MINUTES**

This item was approved as submitted on the Consent Docket by a vote of 5-0.

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Item No. 4, being:

**FP-1213-1 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY UNIVERSITY TOWN CENTER, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR UNIVERSITY NORTH PARK SECTION IX, A PLANNED UNIT DEVELOPMENT, A REPLAT OF LOT 3, BLOCK 2, AND A PORTION OF PARKLAND OF A REPLAT OF LOT 1, BLOCK 2, UNIVERSITY NORTH PARK SECTION 1 AND A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF A REPLAT OF UNIVERSITY NORTH PARK SECTION IV, GENERALLY LOCATED ON THE WEST SIDE OF 24<sup>TH</sup> AVENUE N.W. AT MOUNT WILLIAMS DRIVE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Final Plat
3. Staff Report
4. Final Site Development Plan
5. Preliminary Plat

The Final Plat for UNIVERSITY NORTH PARK SECTION IX, A Planned Unit Development was approved on the Consent Docket by a vote of 5-0.

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Item No. 5, being:

**FP-1213-2 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY EAGLECLIFF LIMITED PARTNERSHIP (SMC CONSULTING ENGINEERS, P.C.) FOR EAGLE CLIFF SOUTH ADDITION SECTION 4, GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE ROAD AND ONE-QUARTER MILE WEST OF 12<sup>TH</sup> AVENUE S.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Final Plat
3. Staff Report
4. Preliminary Plat

The Final Plat for EAGLE CLIFF SOUTH ADDITION SECTION 4 was approved on the Consent Docket by a vote of 5-0.

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Item No. 6, being:

**FP-1213-3 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE EAST OF 48<sup>TH</sup> AVENUE N.W. ON THE NORTH SIDE OF INDIAN HILLS ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Final Plat
3. Staff Report
4. Memo: Deferral of Street Improvements
5. Landscape Site Plan
6. Driveway Configuration Map
7. Preliminary Plat

The Final Plat for WHISPERING TRAILS ADDITION SECTION 1, A Planned Unit Development was approved on the Consent Docket by a vote of 5-0. -

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Item No. 7, being:

**FP-1213-4 – CONSIDERATION OF A FINAL PLAT SUBMITTED BY SHAZ INVESTMENT GROUP, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR WHISPERING TRAILS ADDITION SECTION 2, A PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ONE-QUARTER MILE NORTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF 48<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Final Plat
3. Staff Report
4. Memo: Deferral of Street Improvements
5. Landscape Site Plan
6. Driveway Configuration Map
7. Preliminary Plat

The Final Plat for WHISPERING TRAILS ADDITION SECTION 2, A Planned Unit Development was approved on the Consent Docket by a vote of 5-0.

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Item No. 8, being:

**CONSIDERATION OF A REQUEST SUBMITTED BY MARK RISSER/B<sup>3</sup> DEVELOPMENT GROUP FOR PROPERTY LOCATED AT 710 AND 730 ASP AVENUE AND 421-427 BUCHANAN AVENUE.**

**8A. RESOLUTION NO. R-1112-129 – MARK RISSER/B<sup>3</sup> DEVELOPMENT GROUP REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LULP-1112-6) FROM HIGH DENSITY RESIDENTIAL DESIGNATION AND OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR PROPERTY LOCATED AT 710 AND 730 ASP AVENUE AND 421-427 BUCHANAN AVENUE.**

**8B. ORDINANCE NO. O-1112-38 – MARK RISSER/B<sup>3</sup> DEVELOPMENT GROUP REQUEST REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, AND RO, RESIDENCE-OFFICE DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, WITH SPECIAL USE FOR A MIXED BUILDING FOR PROPERTY LOCATED AT 710 AND 730 ASP AVENUE AND 421-427 BUCHANAN AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Applicant's Request for Continuance

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Chairman Sherrer noted that the applicant has requested a 30-day postponement on these items.

*Dave Boeck moved to postpone Resolution No. R-1112-129 and Ordinance No. O-1112-38 for 30 days. Tom Knotts seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cynthia Gordon, Tom Knotts, Andy Sherrer
NAYES	None
ABSENT	Diana Hartley, Curtis McCarty, Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion to postpone Resolution No. R-1112-129 and Ordinance No. O-1112-38 for 30 days passed by a vote of 5-0.

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Item No. 9, being:

**CONSIDERATION OF A REQUEST SUBMITTED BY KUNKEL PROPERTIES, L.L.C. FOR PROPERTY LOCATED ON THE NORTH SIDE OF MAIN STREET APPROXIMATELY 993 FEET WEST OF 24<sup>TH</sup> AVENUE N.W.**

**9A. ORDINANCE NO. O-1213-1 – KUNKEL PROPERTIES, L.L.C. REQUESTS REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT (1.607 ACRES), AND A-2, RURAL AGRICULTURAL DISTRICT (0.321 ACRES), TO C-2, GENERAL COMMERCIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF MAIN STREET APPROXIMATELY 993 FEET WEST OF 24<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Lot Exhibits
4. Preliminary Site Plan

**9B. PP-1213-1 -- CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY KUNKEL PROPERTIES, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR MAIN STREET PLACE ADDITION, GENERALLY LOCATED ON THE NORTH SIDE OF MAIN STREET APPROXIMATELY 993 FEET WEST OF 24<sup>TH</sup> AVENUE N.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments
8. Greenbelt Enhancement Statement

**PRESENTATION BY STAFF:**

1. Ms. Hudson – As you can see, a portion of the property that abuts Main Street is currently zoned C-2, so the request is for the rear area of the property. The "Bob Moore" sign is approximately the east edge of this plat. They have requested C-2 zoning for the entire parcel. They are proposing two commercial buildings on the site. Staff does not have a problem with the rezoning request. The applicant's representative is here for any questions.

**PRESENTATION BY THE APPLICANT:**

1. Tom McCaleb, representing the applicant – This tract, back in the 1960s, was a composite of several pieces of property and it is zoned kind of weird. The total tract is 2.73 acres. The north piece is 1.10 acres zoned I-1. To the south of it is 0.32 acres zoned A-2. Then 0.505 acres zoned I-1. Then the south piece is 0.803 acres zoned C-2. The CompPlan is for commercial. This is the western portion of the old Bob Moore Cadillac place, and their facility is now being built in a new location. The Kunkel family owns this property and they plan to eventually sell it and are trying to get it zoned. The site plan is conceptual, but it meets the code requirements. I'd be glad to answer any questions.

2. Mr. Boeck asked how detention is being handled. Mr. McCaleb responded that there is no detention. The property is currently all improved.

**AUDIENCE PARTICIPATION:**

There was no participation from the audience.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Jim Gasaway moved to recommend approval of Ordinance No. O-1213-1 and approval of the Preliminary Plat for MAIN STREET PLACE ADDITION to the City Council. Cindy Gordon seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Tom Knotts, Andy Sherrer
NAYES	None
ABSENT	Diana Hartley, Curtis McCarty, Chris Lewis, Roberta Pailes

Ms. Tromble announced that the motion to recommend approval of Ordinance No. O-1213-1 and the Preliminary Plat for MAIN STREET PLACE ADDITION to the City Council passed by a vote of 5-0.

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Item No. 10, being:

**CONSIDERATION OF A REQUEST SUBMITTED BY PAR-MAR, L.L.C. FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 36<sup>TH</sup> AVENUE N.W. AND CROSSROADS BOULEVARD.**

**10A. RESOLUTION NO. R-1213-9 – PAR-MAR, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN (LUP-1213-1) FROM HIGH DENSITY RESIDENTIAL DESIGNATION TO OFFICE DESIGNATION FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 36<sup>TH</sup> AVENUE N.W. AND CROSSROADS BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary
4. Greenbelt Commission Comments
5. Greenbelt Enhancement Statement

**10B. ORDINANCE NO. O-1213-2 – PAR-MAR, L.L.C. REQUESTS AMENDMENT OF THE PUD ESTABLISHED BY ORDINANCE NO. O-0506-1 TO CHANGE THE USE FROM RESIDENTIAL TO OFFICE, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 36<sup>TH</sup> AVENUE N.W. AND CROSSROADS BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Annotated PUD Narrative

**PRESENTATION BY STAFF:**

1. Ms. Hudson – The application before you is a change to the existing PUD and the Land Use and Transportation Plan. The proposed Land Use change would bring it all into Office designation. The existing zoning is PUD, and they have requested to change the northern portion, which was previously proposed for residential use, to office use. This property is buffered very well from residential areas. There is an existing Tickets Unlimited office to the south. 36<sup>th</sup> Avenue N.W. abuts the property on the west. Staff supports both requests. The applicant's representative is present.

**PRESENTATION BY THE APPLICANT:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant – There are no protests on this. Staff completely supports. At Pre-Development there was only one neighbor present. It was Council member candidate Jacqui Farley, who lives right behind this. She said she thought it was odd when this was approved with residential in the plan. The only change is to take the northern end and change it to office, so that the entire development is office uses. That is what the market has brought to this development. There has been no energy of any kind to make this high density residential, and now all the high density residential happening just north of this has really taken any hope of any market for that away. It has started out well as an office development. The problem was the existing PUD as it was written and approved, which governs the site, does not allow the northern end to be office. The only reason we're here tonight is to change the PUD. We went through the existing PUD and struck out everything that was residential and simply put in office. The next building planned for the site is a continuation of the single-story office structure that has started with Tickets Unlimited. I'd be happy to answer any questions

**AUDIENCE PARTICIPATION:**

There was no participation from the audience.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Dave Boeck moved to recommend approval of Resolution No. R-1213-9 and Ordinance No. O-1213-2 to the City Council. Jim Gasaway seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cindy Gordon, Tom Knotts, Andy Sherrer
NAYES	None
ABSENT	Diana Hartley, Curtis McCarty, Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion to recommend approval of Resolution No. R-1213-9 and Ordinance No. O-1213-2 to the City Council passed by a vote of 5-0.

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Item No. 11, being:

**RESOLUTION NO. R-1112-119 – A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE GREENWAYS MASTER PLAN.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Memo
2. Substitute Resolution
3. Resolution No. R-1112-119
4. Letter from Harold Heiple, and Proposed Resolution
5. Excerpt of Minutes – April 12, 2012 Planning Commission Meeting
6. Minutes – May 17, 2012 Planning Commission Study Session
7. Key Guiding Principles of the Greenway Master Plan

**PRESENTATION BY STAFF:**

1. Kathryn Walker – This resolution originally came to you in April and was postponed so you could have a study session. We did that in May. I was asked to work on a compromise after Harold Heiple, on behalf of the Norman Developers Council, came forward with his own proposed resolution. I worked on that. After it was delayed in June, that provided an opportunity for us to collaborate some more, both with the Greenbelt Commission members and with Mr. Heiple. What you have before you tonight labeled the Substitute Resolution is the culmination of those efforts. It does represent something that I believe all of the groups support.

**AUDIENCE PARTICIPATION:**

1. Jane Ingels – I appreciate your consideration of the resolution and I'm hoping that I will say thank you for your support in moving it on. So thanks very much for all you have done.
2. Lyntha Wesner, 616 Tulsa – I just hope that the third time is a charm.
3. Sean Rieger, representing the Builders Association of Southcentral Oklahoma – We, too, hope the third time is the charm. We support this resolution as you have it before you now and we appreciate staff's help. We appreciate the Greenbelt Commission's help and your help in taking us to the middle where we found common ground and where we can support this resolution tonight. Thank you very much.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Jim Gasaway moved to recommend adoption of Substitute Resolution No. R-1112-119, adopting the Greenways Master Plan, to City Council. Cindy Gordon seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Dave Boeck, Jim Gasaway, Cynthia Gordon, Tom Knotts, Andy Sherrer
NAYES	None
ABSENT	Diana Hartley, Curtis McCarty, Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion to recommend adoption of Substitute Resolution No. R-1112-119 to City Council passed by a vote of 5-0.

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Item No. 12, being:

**MISCELLANEOUS DISCUSSION**

1. Chairman Sherrer noted a request from Mayor Rosenthal for a Planning Commission representative to the Community Development Policy Committee. They meet the first Wednesday evening of the month at 7:00 p.m. from September through March. We need someone to serve and an alternate. He will be calling Commissioners to find volunteers.

2. Mr. Boeck commented that he has attended the last two community discussions on high density development. He is very proud and pleased with the way it is working, and what the city has done to open the discussion and handle concerns. He believes it is moving in a way that is good for the community.

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Item No. 13, being:

**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:52 p.m.

A handwritten signature in black ink, appearing to be 'Li', is written above a horizontal line.

Norman Planning Commission